

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD  
REGULAR MEETING  
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida**

**Board Members**

Michael Gravesen, Chair  
Paul Bigness, Vice-Chair  
Stephen Vieira, Secretary  
Don McCormick  
Thomas P. Thornberry



**District**

District V  
District III  
District I  
District II  
District IV

**AGENDA  
REGULAR MEETING**

April 12, 2021 at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes [March 8, 2020 Regular Meeting](#)

Announcements

***NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.***

***Charlotte County Board of County Commissioners does not discriminate on the basis of disability.***

***FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to [David.Lyles@CharlotteCountyFL.gov](mailto:David.Lyles@CharlotteCountyFL.gov).***

**PETITIONS**

**PP-21-01-03**

**Quasi-judicial**

**Commission District IV**



Forestar (USA) Real Estate Group Inc. has requested Preliminary Plat approval for a subdivision to be named, Cove at West Port Phase 1B, consisting of 129 Single family lots. The site is 115.34± acres, and it will be platted and constructed in 3 phases located North of El Jobean Road, South of Tamiami Trail, East of the Crestwood Waterway and West of the Flamingo Waterway, in the Port Charlotte area.

Recommendation:

Community Development Department: Approval with conditions

**PP-21-01-04**

**Quasi-judicial**

**Commission District IV**



Forestar (USA) Real Estate Group Inc. has requested Preliminary Plat approval for a subdivision to be named, Cove at West Port Phase 2 and 3, consisting of 180 residential lots which will include a mix of single attached and single family detached. This site is 17.00± acres of a 115.11 ± acre site which will be platted and constructed in three phases and is located North of El Jobean Road, South of Tamiami Trail, East of Cornelius Boulevard and West of Toledo Blade Boulevard, in the Port Charlotte area.

Recommendation:

Community Development Department: Approval with conditions

**PD-20-00009**

**Quasi-Judicial**

**Commission District II**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD; this is a major modification to an existing PD, Ordinance Number 2006-012, to allow for development of single-family detached and attached homes, increasing density from 51 units to 190 units, for property located at 15351 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 85.49± acres; the subject property is part of the property for a PD rezoning, Ordinance Number 2006-012, which contains 94.72± acres; Commission District II; Petition No. PD-20-00009; Applicant: Wilmington Land Company; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

**PAS-21-00001**

**Legislative**

**Commission District I**



An Ordinance pursuant to Section 163.3187(1)(C), Florida Statutes, adopt a Small-scale Plan Amendment to change Charlotte County Future Land Use Map Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) and Medium Density Residential (MDR) to Medium Density Residential (MDR) with an annotation limiting the maximum density up to 14 units on the subject property, increasing density from 13 units to 14 units; for property located at 2440 and 2450 Luther Road, Punta Gorda, containing 2.57 ± acres; Commission District I; Petition No. PAS-21-00001; Applicant: Ron Gustaveson; providing an effective date.

Recommendation:

Community Development Department: Approval

**Z-21-58-12**

**Quasi-Judicial**

**Commission District I**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate (RE-1) to Residential Multi-family (RMF-10); for property located at 2440 and 2450 Luther Road, Punta Gorda, containing 2.57 ± acres; Commission District I; Petition No. Z-21-58-12; Applicant: Ron Gustaveson; providing an effective date.

Recommendation:

Community Development Department: Approval

**Z-21-21-16**

**Quasi-Judicial**

**Commission District II**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to Residential Estate 1 (RE-1), for property located at 15401 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 9.24± acres; Commission District II; Petition No. Z-21-21-16; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Recommendation:

Community Development Department: Approval

**Attorney Comments**

Proposed revisions to [RULES OF PROCEDURE FOR CHARLOTTE COUNTY PLANNING AND ZONING BOARD](#) (for review, to be voted upon at the next meeting).

**ADJOURNMENT**